



PROPERTY LOCATION

No	Alt No	Direction/Street/City
153		EAST ST, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	FURCHT THOMAS C
Owner 2:	LESLIANN
Owner 3:	
Street 1:	153 EAST ST
Street 2:	
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01258 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1933, Having Primarily LOGS Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		87120		SQUARE FESITE			0	1.11	1.400	MW									135,384						135,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	142,900	400	2.000	135,400	278,700	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 188.06						/Parcel: 188.06

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	142,900	400	2.	135,400	278,700	278,700	YER	1/26/2018
2017	101	FV	136,100	400	2.	135,400	271,900	271,900	Year End Roll	5/5/2017
2016	101	FV	147,100	400	2.	135,400	282,900	282,900	Year End Roll	2/11/2016
2015	101	FV	147,100	400	2.	140,300	287,800	287,800	year end roll	1/15/2015
2014	101	FV	147,100	400	2.	140,300	287,800	287,800	Year End	8/7/2014
2013	101	FV	143,000	400	2.	140,300	283,700	283,700	COMMITMENT	5/30/2013
2012	101	FV	146,500	400	2.	140,300	287,200	287,200	final value	1/12/2012
2011	101	FV	146,500	400	2.	140,300	287,200	287,200	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FURCHT THOMAS	1042-47		12/2/1997	CONVIENCE		1	No	No		
FURCHT	984 68		8/23/1996		100000	No	No			
	289-206		2/6/1963		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2011	MEAS+INSPCTD	317	LISA QUACKEN
12/8/2009	MEASURED	317	LISA QUACKEN
5/16/2000	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	3 - MASONRY
Frame:	1 - WOOD
Prime Wall:	10 - LOGS
Sec Wall:	2 - CLAPBOARD 20 %
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	BROWN
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1933 Eff Yr Blt:		
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1 - DRYWALL	
Sec Int Wall:	%	
Partition:	T - TYPICAL	
Prim Floors:	2 - SOFTWOOD	
Sec Floors:	%	
Bsmnt Flr:	12 - CONCRETE	
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	1 - OIL	
Heat Type:	1 - FORCED H/A	
# Heat Sys:	1	
% Heated:	100 % AC:	
Solar HW:	NO Central Vac:	NO
% Com Wal:	% Sprinkled:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	16X13	A	AV	1933	3.48	T	50	101			400			400

BATH FEATURES

Full Bath:	1 Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES

Kits:	1 Rating: AVERAGE
A Kits:	Rating:
Frpl:	1 Rating: AVERAGE
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	25 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		25.2 %

CALC SUMMARY

Basic \$ / SQ:	96.00
Size Adj.:	1.03218627
Const Adj.:	0.97416002
Adj \$ / SQ:	96.529
Other Features:	12200
Grade Factor:	1.00
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	191054
Depreciation:	48146
Depreciated Total:	142909

COMMENTS

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RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs:	5	BRs:	3
	Baths:	1	HB	

REMODELING

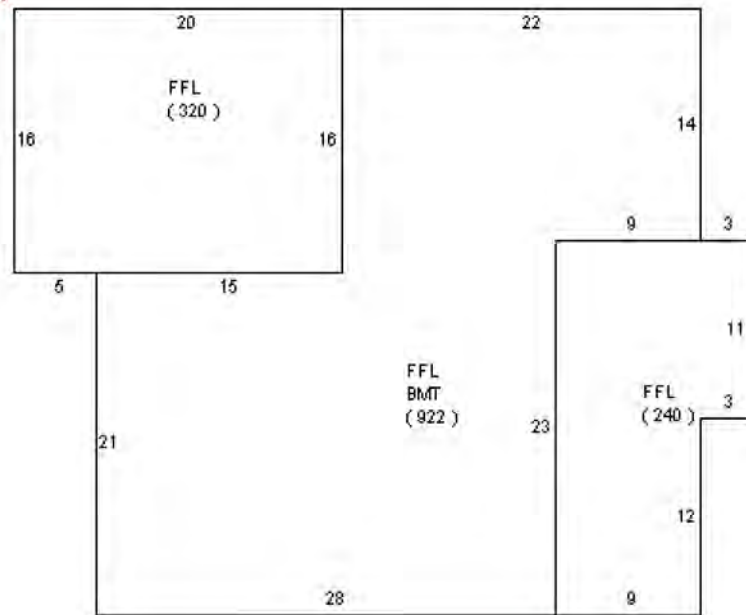
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Val/Su Fin:	96.42		
Special Features: 0	Val/Su Net:	59.44		
Final Total:	142900	Val/Su SzAd	96.42	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,482	96.530	143,057
BMT	BASEMENT	922	28.960	26,700
Net Sketched Area:		2,404	Total:	169,757
Size Ad	1482 Gross Area	2404	FinArea	1482

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

400

Total Special Features:

Total:

400